

E200910000294

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[] County Clerk
County of: Fresno
Address: 2220 Tulare Street Fresno, CA 93721

From:
Public Agency: City of Selma
Address: 1710 Tucker Street Selma, CA 93662
Contact: Trevor Stearns, City Planner
Phone: (559) 891-2209

Lead Agency (if different from above):
Address:
Contact:
Phone:

FILED
SEP 21 2023
TIME 4:15 pm
FRESNO COUNTY CLERK
DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2007061098
Project Title: Addendum to Selma Grove Project EIR (formerly Rockwell Pond Commercial Project)
Project Applicant: Selma Development Partners, LLC
Project Location (include county): North side of Floral Avenue, west of Freeway 99 (Fresno County)
Project Description:
(Please see attachment)

This is to advise that the City of Selma has approved the above described project on Sept. 18, 2023 and has made the following determinations regarding the above described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Selma City Hall, 1710 Tucker Street, Selma, CA 93662

Signature (Public Agency): [Signature] Title: City Planner
Date: 9-21-23 Date Received for filing at OPR:

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Attachment to Notice of Determination for Addendum to Selma Grove Project EIR

Application No. 2021-0009 (Project) consists of an annexation, prezone, and modified site plan review application associated with the Selma Grove Project (formerly known as the Rockwell Pond Commercial Project). The Project includes annexation and rezoning of approximately 29 acres and the amendment of an approved Site Plan encompassing approximately 63 acres located north of Floral Ave, east of DeWolf, and west of State Route 99 to allow for Regional Commercial development. The project is sited on following APNs: 348-19-7S, -10S, 11S, -32, -36S, and -40S.

The Project includes an amendment to an approved site plan (Site Plan Review No. 2006-0008), which entails reducing the overall total acreage of the Project and the total square footage of development from what was previously approved. The ultimate buildout of the Project would be reduced from approximately 94 acres to 63 acres (including approximately 36 acres from the previous annexation in 2016). The total square footage of the development would be effectively reduced from 973,100 square feet to approximately 620,000 square feet in addition to the 102-room hotel. The modified Project proposes approximately 570,000 square feet of new retail businesses. Related to the reductions in size and square footage, the Project as modified also entails reconfiguration of the layout of development within the project site.

With the adoption of the EIR Addendum, the City determined that the potential environmental impacts associated with modified Project have been analyzed and addressed in the Project EIR and the Addendum, and the proposed modifications to the Project would not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent or supplemental EIR. The modified Project will not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: E200910000294
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SELMA	LEAD AGENCY EMAIL	DATE 09/21/2023
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E200910000294	

PROJECT TITLE
ADDENDUM TO SELMA GROVE PROJECT EIR FORMERLY (ROCKWELL POND COMMERCIAL PROJECT)

PROJECT APPLICANT NAME CITY OF SELMA	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 891-2209
PROJECT APPLICANT ADDRESS 1710 TUCKER STREET	CITY SELMA	STATE CA
		ZIP CODE 93662

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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Notice of Determination

Appendix D

To:
Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box: 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Agency: City of Selma
Address: 1710 Tucker Street
Selma, CA, 93662
Contact: Bryant Herby
Phone: 559-891-2209, ext 3111

County Clerk
County of: Fresno
Address: 2221 Kent Street
Fresno, CA, 93721

Lend Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21182 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2007061098

Project Title: Rockwell Pond Commercial Project

Project Location (Include county): Fresno County, adjacent to the City of Selma, on the north side of Floral Avenue between DeWolf Avenue and Hwy 99

Project Description:

The project is a regional shopping center consisting of about 94 acres. The Project will be developed in two phases. Phase 1 is about 50 acres and will be initiated as soon as annexation and city entitlements are approved and is anticipated to be complete by 2012. Phase 2 is about 44 acres and will be initiated about one year following Phase 1 and is anticipated to be completed by 2017. Together, the two phases would result in approximately 973,100 square feet of retail uses.

This is to advise that the City of Selma has approved the above described project on March 1, 2010 and has made the following determinations regarding the above described project:

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at the City of Selma, 1710 Tucker Street, Selma, CA, 93662.

Signature (Public Agency) Greg Martin Title Associate Planner

Date 3/2/10 Date Received for Filing at OPR

FILED

MAR 03 2010

Authority cited: Sections 21081, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2005

FRESNO COUNTY CLERK
By: [Signature] DEPUTY

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STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E200910000294

Lead Agency: CITY OF SELMA Date: 09/11/2009

County Agency of Filing: FRESNO COUNTY CLERK Document No: E200910000294

Project Title: ROCKWELL POND COMMERCIAL PROJECT

Project Applicant Name: CITY OF SELMA Phone Number: (559) 891-2209

Project Applicant Address: 1710 TUCKER STREET, SELMA, CA 93662

Project Applicant: LOCAL PUBLIC AGENCY

NOTICE OF AVAILABILITY	\$	0.00
ENVIR. IMPACT REPORT	\$	2792.25
ADMINISTRATION FEE	\$	50.00
Total Received	\$	2842.25

Signature and title of person receiving payment:

Sonia Ramirez